

068.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

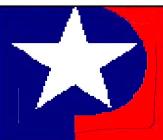
709,800 / 709,800

USE VALUE:

709,800 / 709,800

ASSESSED:

709,800 / 709,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		GROVE ST PL, ARLINGTON

OWNERSHIP

Owner 1:	FREIDMAN SHELDON/SUSANNE	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 31 GROVE ST PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GROVE ST PLACE LLC -

Owner 2: -

Street 1: 31 GROVE ST PL

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,732 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1873, having primarily Wood Shingle Exterior and 1348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6732		Sq. Ft.	Site		0	70.	0.92	11									435,374						435,400	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6732.000		273,600		800		435,400		709,800							
Total Card							0.155		273,600		800		435,400		709,800		Entered Lot Size					
Total Parcel							0.155		273,600		800		435,400		709,800		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		526.66		/Parcel: 526.6				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										068.0-0002-0018.0		Prior Id # 1: 43410										
2020	101	FV	273,700		800	6,732.	435,400	709,900	709,900	Year End Roll	12/18/2019											
2019	101	FV	216,800		0	6,732.	435,400	652,200	652,200	Year End Roll	1/3/2019											
2018	101	FV	216,800		0	6,732.	292,300	509,100	509,100	Year End Roll	12/20/2017											
2017	101	FV	216,800		0	6,732.	279,900	496,700	496,700	Year End Roll	1/3/2017											
2016	101	FV	216,800		0	6,732.	255,000	471,800	471,800	Year End	1/4/2016											
2015	101	FV	204,700		0	6,732.	205,200	409,900	409,900	Year End Roll	12/11/2014											
2014	101	FV	204,700		0	6,732.	183,500	388,200	388,200	Year End Roll	12/16/2013											
2013	101	FV	204,700		0	6,732.	174,100	378,800	378,800		12/13/2012											

BUILDING PERMITS										ACTIVITY INFORMATION															
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name												
1/20/2012	74	Manual	1,000					install wood burni		10/11/2018	MEAS&NOTICE	BS	Barbara S												
8/15/2011	861	Addition	59,401	C				2 STORY ADDITION /		5/15/2009	Measured	372	PATRIOT												
2/5/2007	75	Redo Kit	7,500	C						9/14/2005	Fieldrev-Chg	BR	B Rossignol												
2/8/2005	82	Re-Roof	6,225							7/31/2004	MLS	MM	Mary M												
2/24/2004	138	New Buil	150,000			G5	GR FY05	LOT SUBDIVIDED & N		4/25/2004	MLS	HC	Helen Chinal												
										3/17/2004	Inspected	BR	B Rossignol												
										3/30/2001	Inspected	201	PATRIOT												
										10/24/2000	Hearing N/C	189	PATRIOT												
										1/13/2000	Mailer Sent														

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average									9	1	18	1				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:									9	SFL	8	10				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: OLIVE	View / Desir:	3/4 Bath:	Rating:									9	FFL		5				
GENERAL INFORMATION				A 3QBth:	Rating:									EFP	14	UAT	SFL				
Grade: C - Average	Year Blt: 1873	Eff Yr Blt:	Alt LUC:	1/2 Bath:	Rating:									WDK	9	FFL	BMT				
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	A HBth:	Rating:											11	PAT				
INTERIOR INFORMATION				OthrFix: 1	Rating: Average											10	18				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	OTHER FEATURES	Kits: 1	Rating: Very Good															
Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	Total: 25%	Bsmnt Flr: 12 - Concrete	A Kits:	Rating:																
Subfloor:	Bsmnt Gar:		Subfloor:	Fpl:	Rating:																
Electric: 3 - Typical	Insulation: 2 - Typical		Other Features: 66000	WSFlue: 1	Rating: Average																
Int vs Ext: S	Heat Fuel: 1 - Oil		Grade Factor: 1.00																		
Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val:														
Solar HW: NO	% Com Wall:	% AC: Central Vac: NO	% Sprinkled:	LUC Factor: 1.00	Juris. Factor:		Before Depr:	172.44													
CALC SUMMARY				Adj Total: 336115	Special Features: 0		Val/Su Net:	122.25													
				Depreciation: 62517	Final Total: 273600		Val/Su SzAd:	214.08													
				Depreciated Total: 273597																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 068-0-0002-0018.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
2	Frame Shed	D	Y	1	5X6	A	FR	1980	0.00	T	39	101									
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101									
8	Pool A-O	D	Y	1	18	A	AV	2000	54.86	T	15.2	101			800		800				
More: N				Total Yard Items:		800		Total Special Features:				Total:		800							